

[Logo and Company Name] Infracity Development Group

Project: New Caguas Judicial Center
Leaseholder: Office of Courts Administration
Prepared by: Eng. Rolando Mateo (Construction Representative)
Date: March 11, 2014

Leased Area Calculation

A. Offices and Session Rooms Building

Level	Gross Area (sqft)	Open Lobby	Net Area (sqft)
1	82,120.6	0.0	82,120.6
2	41,223.2	-1,126.3	40,096.9
3	41,379.9	-1,420.4	39,959.5
4	41,372.2	-1,420.4	39,951.8
5	39,455.9	0.0	39,455.9
6	37,482.1	0.0	37,482.1
7	28,245.3	0.0	28,245.3
8	26,090.4	0.0	26,090.4
9	12,035.0	0.0	12,035.0
Total	349,404.6	-3,967	345,437.5

Ramhil Calculation
82,248.02
40,059.86
39,910.20
39,910.20
39,458.49
37,502.49
28,297.67
26,156.73
12,077.22
345,620.88

Lease Fee = \$32.85/sqft
Total Lease Payment = \$945,635.16 monthly

B. Parking Building

Level	Width	Length	Gross Area (sqft)	Stairs Elevators	Ramp	Cisterns	Ramhil Offices	Ramhil Storage	Net Area (sqft)
1 st Level	246.0	368.2	90,569.8	813.0	-9390.7	-16,801.8	-2,169.0	-3,248.5	59,771.9
Ramps	123.0	279.5	34,378.5	0.0	0.0	0.0	0.0	0.0	34,378.5
2 nd Level	246.0	368.2	90,569.8	905.3	-34,378.5	0.0	0.0	0.0	57,096.6
Ramps	123.0	279.5	34,378.5	0.0	0.0	0.0	0.0	0.0	34,378.5
3 rd Level	246.0	368.2	90,569.8	597.9	-34,378.5	0.0	0.0	0.0	56,789.2
Ramps	123.0	279.5	34,378.5	0.0	0.0	0.0	0.0	0.0	34,378.5
4 th Level	246.0	368.2	90,569.8	597.9	-34,378.5	0.0	0.0	0.0	56,789.2
Ramps	123.0	279.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
5 th Level	246.0	368.2	0.0	2,460.8	0.0	0.0	0.0	0.0	2,460.8
Judges			14,146.9	0.0	0.0	0.0	0.0	0.0	14,146.9

Net Total Area= 350,190.1 sqft
Area As Per Contract= 324,452.6 sqft
Lease Fee= \$ 19.30 /sqft
Total Lease Payment= \$ 521,827.85 monthly

[Signature]
Eng. Rolando Mateo, PE
OCA Construction Representative

Total Lease A Payment= \$ 945,635.16
Total Lease B Payment= \$ 521,827.85
Total Lease Payment= \$ 1,467,463.01
As Per Contract \$ 1,488,617.61
Difference \$ 21,154.60

